

# CONNECTICUT MANUFACTURED HOMEOWNERS ALLIANCE

*A voice for mobile home park residents in Connecticut*

P.O. Box 744  
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February 23, 2009

To: Members of the Planning and Development Committee  
From: Deborah Nericcio Wolf, President, Connecticut Manufactured Homeowner's Alliance  
Re: S.B. 373, H.B. 5538, H.B. 5871, H.B. 6388 (Section 21) -- Disposition of Tenants' Possessions after an Eviction

On behalf of the residents of mobile manufactured home parks in Connecticut, I urge you to oppose all four of the bills listed above. The bills will make a situation that is very difficult for park residents even worse and will increase the chance that they will lose their mobile home as part of an eviction. Please do not approve this bill.

The Connecticut Manufactured Homeowners Alliance was created in 1991 to advocate for the interests of residents of mobile manufactured home parks throughout Connecticut. I myself live in Westchester Village in Colchester. Most mobile home park residents own their own home but rent the lot on which the home sits. Many mobile home park residents are senior citizens. The home may represent a large percentage of their assets. Sometimes they do not understand the implications of court papers. Sometimes they become sick or are hospitalized. Sometimes they may temporarily come upon hard financial times. These bills could result in their losing not just the right to rent a space in the park but also losing their home.

Mobile homes are very expensive to move, and in reality they are not very mobile. When they are in a mobile home park, they are placed on a foundation and are not significantly different from a stick-built home. They are not "trailers." These bills eliminate the town from the eviction process. One bill says that marshals would take on these duties. The other three bills do not say. Our guess is that marshals will resist this responsibility and that you will feel pressure to have the landlords keep the property. If mobile home evictions are treated like commercial evictions, it would mean that, if a mobile home park resident cannot get the home off the lot within 15 days after the eviction order is entered, the home belongs to the park owner!!! How can this be possible? The home may be worth far more than any debt that the resident owes the park owner, but these bills may result in simply giving the home to the park owner.

The towns have always been the intermediaries in the eviction process. We need them to stay as part of it. They protect our personal belongings and the homes themselves. We know that things are hard for both the state and the towns, but they are hard for us, too. Taking the towns out of this process could have disastrous consequences for those of us who own mobile homes.

There are about 10,000 Connecticut households that live in mobile home parks. We have worked hard to be able to afford a mobile home, and we take care of our property. No one ever wants to fall behind in the rent or face eviction. Please don't make things even harder than they are by passing a law that puts our property at risk. Please reject these bills

Thank you very much.